



12-9-5 Failure to Begin Development or Show Substantial Progress & Review

- (A) Each approved Development overlay must contain a detailed development schedule, if applicable. At the developer's request, the Planning Commission may allow for an extension of the timeline. The Planning Commission may grant an extension for a period of time not to exceed six months. The Town staff shall monitor this schedule, and failure of the developer to substantially adhere to it shall be cause for a Development Special Review by the Planning Commission. The Commission Special Review shall be



commenced if one or more of the following situations exist:

1. Failure to record with the Grand County Recorder's Office within six (6) months of the Final Development Application Approval date by the Town Board of Trustees;
 2. An application for building permit has not been received within six (6) months after filing of the Final Development Application;
 3. The exterior finishes are not completed within nine (9) months of building permit issuance;
 4. In-activity or documented "no progress" as determined by either Town staff or the Planning Commission on any stage of the project for more than one (1) year after the last completed benchmark in the approved development.
- (B) Periodic Review of all On-going Developments - The Planning Commission may conduct an annual review of each project on or about the anniversary date of the Development approval. No fees will be charged to the developer for these reviews. Developers of projects may be asked by the Commission or staff to appear at this review and make a progress report. The commission will make a determination and note in the minutes as to whether adequate progress has been made by the developer. This periodic review may constitute a Land Use Development Special Review.
1. The Land Use Development Special Review will be undertaken by the Planning Commission to determine if the developer can verify to the Commission that the original assumptions and plans of the Development are still appropriate.
 - (a) In order to cover the Town's expenses for conducting a Land Use Development Special Review, the developer shall pay a deposit equivalent to eight (80%) percent of the original deposit. In addition to direct collection, failure to pay fees will trigger other methods of securing payment, such as the denial of new building permits, or placing a stop-work order on existing building permits, may be utilized.
 - (b) At this review, the development schedule shall be recommended to be formally amended and shall be forwarded to the Town Board of Trustees for their review of the amended development schedule. No development may proceed until these formal amendments and approvals are made.
 - (c) After the Special Review has been undertaken and the Board of Trustees has found, determined, and declared that there is no realistic possibility that the Development can or will proceed as approved in the Final Development Application, the Board of Trustees may revoke the Final Plat or Plan by Resolution. Said Revocation may trigger penalty provisions of the Zoning Code due to non-conformance with the original base zoning.

October 5, 2021

Attn: Planning Commission Members

The Grand Lake Municipal Lands Advisory Committee Members have discussed the recently acquired “Stanley Property” and request that you consider the wide variety of possible uses for this space prior to making a recommendation to the Board of Trustees about the annexation and zoning of this new parcel.

Below is the list of land use ideas generated by our committee, however we believe that it is essential to also consider plans from the land use consultants at Mundus Bishop, as well as gathering input from the community (including the general public and those residing in the neighborhoods surrounding the property) before determining zoning regulations for the property.

1. Open Space/Wildlife Habitat/Recreation
 - a. Create natural surface, year-round, multi-use trails – possibility to connect to Town Trail
 - b. Preserve/improve landscaping
 - c. Preserve/improve wildlife corridor
 - d. Preserve/improve view shed
 - e. Try to group development together to preserve more open space
 - f. Consider a conservation easement to protect the open space in perpetuity

2. Real Estate/Development
 - a. Sell parcels/lots for development (residential), in addition to the area currently containing the 3 structures (about 1 acre) to help recoup purchase costs
 - b. Create affordable housing
 - c. Create a Public Works facility
 - d. Create Marina storage (winter boat storage)